

TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
MINUTES OF February 27, 2019 SPECIAL MEETING

The meeting commenced at 8:00 AM in Meeting Room A. 2<sup>nd</sup> Floor Town Hall

**Present:** Subcommittee Members Michael Botelho and Robert Zanlungo; Khara C. Dodds, AICP, Director of Planning and Land Use Services Jonathan E. Mullen, AICP, Planner

**275 DUG ROAD – proposal to have seasonal festivals with food trucks at the Hops on the Hill farm market & brewery – Rural Residence Zone – Phil Lohr and Alexander Gondek, Jr., applicants**

Khara Dodds introduced the project and gave background information to the Subcommittee members. Phil Lohr of Hops on the Hill gave an overview of the proposal to have food trucks on a temporary basis at the farm brewery. Mr. Lohr stated the request to have food trucks was not in the original application for the farm brewery because he thought they would be permitted like food services on other farms in town. There was a general discussion between the Subcommittee members and the applicant regarding what would constitute a temporary use as opposed to a permanent use. Mr. Lohr then stated that in lieu of having the trucks there on a permanent basis he was requesting to have them at the farm brewery at seasonal festivals. He presented a schedule to the Subcommittee members indicating the dates of the proposed seasonal festivals. Commissioner Botelho asked if there would be only one truck per event. Mr. Lohr stated that there would only be one truck and that would be sufficient. Mr. Lohr stated that he would like to see the regulations amended to allow food trucks in more locations than currently allowed. Commissioner Botelho agreed that the regulations should be changed.

**2807, 2813 and 2815 MAIN STREET – proposal for construction of a 3,168 one-story building (restaurant) together with 63 parking spaces and related infrastructure - Attorney Meghan Hope - Glastonbury 2815, LLC, (Scott Leonard), applicant**

Attorney Peter Alter of Alter & Pearson, LLC gave an overview of the project as well as a history of the project to date. He stated that the previous plan which took a more aggressive approach to flood storage was scaled back due to its high cost. Attorney Alter said that the proposed plan was much more conventional with regard to flood storage in that it would have a detention basin located at the southwest corner of the lot.

Attorney Alter went over the site plan with the Subcommittee members, which showed the location of the proposed building, the parking area and the detention basin. Attorney Alter noted that the Town Engineer, the Conservation Commission and the Community Beautification Committee were not in favor of the proposed right turn only entrance located at the southeastern corner of the site. Commissioner Botelho asked the applicant if they knew the reason for their opposition. Attorney Alter cited pedestrian safety and the excessive number of curb cuts on Main Street as their reasons for opposing the entrance. Commissioner Zanlungo stated that the two-way entrance at the signalized intersection was adequate and the second exit was not needed.

Attorney Meghan Hope also of Alter & Pearson, LLC stated that the change in grade was a factor in the decision to have the right turn only exit.

Commissioner Botelho asked if the proposed restaurant would have outdoor seating to which Attorney Alter answered that it would. Attorney Alter then went over the landscape plan and explained the Conservation Commissions request for landscaping in the island at the center of the parking lot and that they would be meeting Fire Chief Thurz about tree removal at the northwest corner of the site. Commissioner Botelho asked for an explanation of the on-site traffic flow. Attorney Alter explained that traffic would enter through the signalized intersection and have access to the 63 proposed parking spaces.

Commissioner Zanolungo asked about pedestrian circulation on the site and if the applicant had considered installing walkway in the middle island of the parking lot. Attorney Alter stated that grading was an issue and the stairs would have to be installed for pedestrian access through the island.

John Edwards of New England Engineering presented the architectural drawings to the Subcommittee. He stated that the Flood Zone on the lot dictated the location of the building. Mr. Edwards then presented the building materials that included brick veneer, metal coping, awning fabric and cement board.

Commissioner Botelho asked if the applicant had a tenant for the building. Attorney Alter stated there was a tenant however; he was not at liberty to disclose their identity. Commissioner Botelho expressed concern about the design of the building. Mr. Edwards stated that the idea of the design was to strike a balance between modern and colonial architecture. Commissioner Botelho then asked about lighting. Attorney Alter stated there would be six light poles for the site. Commissioner Botelho then asked staff if they supported the second curb cut. Mrs. Dodds and Mr. Mullen stated that they would not support the second curb cut.

**OLD MAIDS LANE – proposal to renew Walnut Hill Farm’s Section 6.2 Excavation Special Permit for vehicular access from Old Maids Lane southerly to a 42-acre excavation site in Portland – Rural & Country Residence Zones –Dan J. D’Amelio, L.S. BGI - Scott Dufford, Walnut Hill Farm, LLC, owner**

Khara Dodds introduced the project and the applicant, Mr. Dan D’Amelio, to the Subcommittee. She explained that renewals for excavation projects typically do not go before the Subcommittee, but due to the recent amendments to the Building-Zone Regulations, she felt it was appropriate for the Subcommittee to review the project.

Mrs. Dodds explained the amendments to the regulations require a 50-foot setback from all property lines for access roads, and a landscape plan for all access roads within 100 feet of a property line. Mr. D’Amelio stated that the excavation site has been in operation since 1987. He added that all excavation operations take place in the Town of Portland. Mr. D’Amelio stated that there was existing landscaping along the access road. Mrs. Dodd’s explained to the Subcommittee members that she had been advised by the Town Attorney that because the applicants’ operation had been in operation continuously since 1987 it could be considered non-

conforming and would not have to meet the setback or landscaping requirements as long as there was no expansion to the excavation operations. Commissioners Botelho and Zanlungo both agreed that there was no need for landscaping.

**BUILDING HEIGHT DISCUSSION – proposal to increase number of permitted floors in the Planned Business & Development Zone and Planned Travel Zone from 2.5 floors to 3 floors as is currently the case in the Town Center Zone**

Building Heights were not discussed at this meeting.

Meeting adjourned at 8:35 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP